

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **#3**

CASE NUMBER: SNC 09-801CO **L.U.C.B. MEETING:** May 14, 2009

STREET NAME: Houston Hill Road

LOCATION: Beginning at Raleigh LaGrange Road and extending south to North Houston Levee Road

APPLICANT: Shelby County Government

REPRESENTATIVE: Mike Oakes

REQUEST: Street Name Change from Houston Levee Road to Houston Hill Road due to potential for duplicate addresses and confusion to the motoring public and various delivery and emergency services once the new segment of relocated Houston Levee Road ½ mile west of the existing roadway is opened

SURROUNDING LAND USE & ZONING:

North: Single-family homes in the Agricultural (AG) District and Canale's Grocery in the Local Commercial (C-L) District

East: Single-family homes and a church in the Agricultural (AG) District

South: Vacant property in the Wolf River Bottoms in the Floodway (FW) District

West: Single-family homes in the Agricultural (AG) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval With Conditions

CONCLUSION

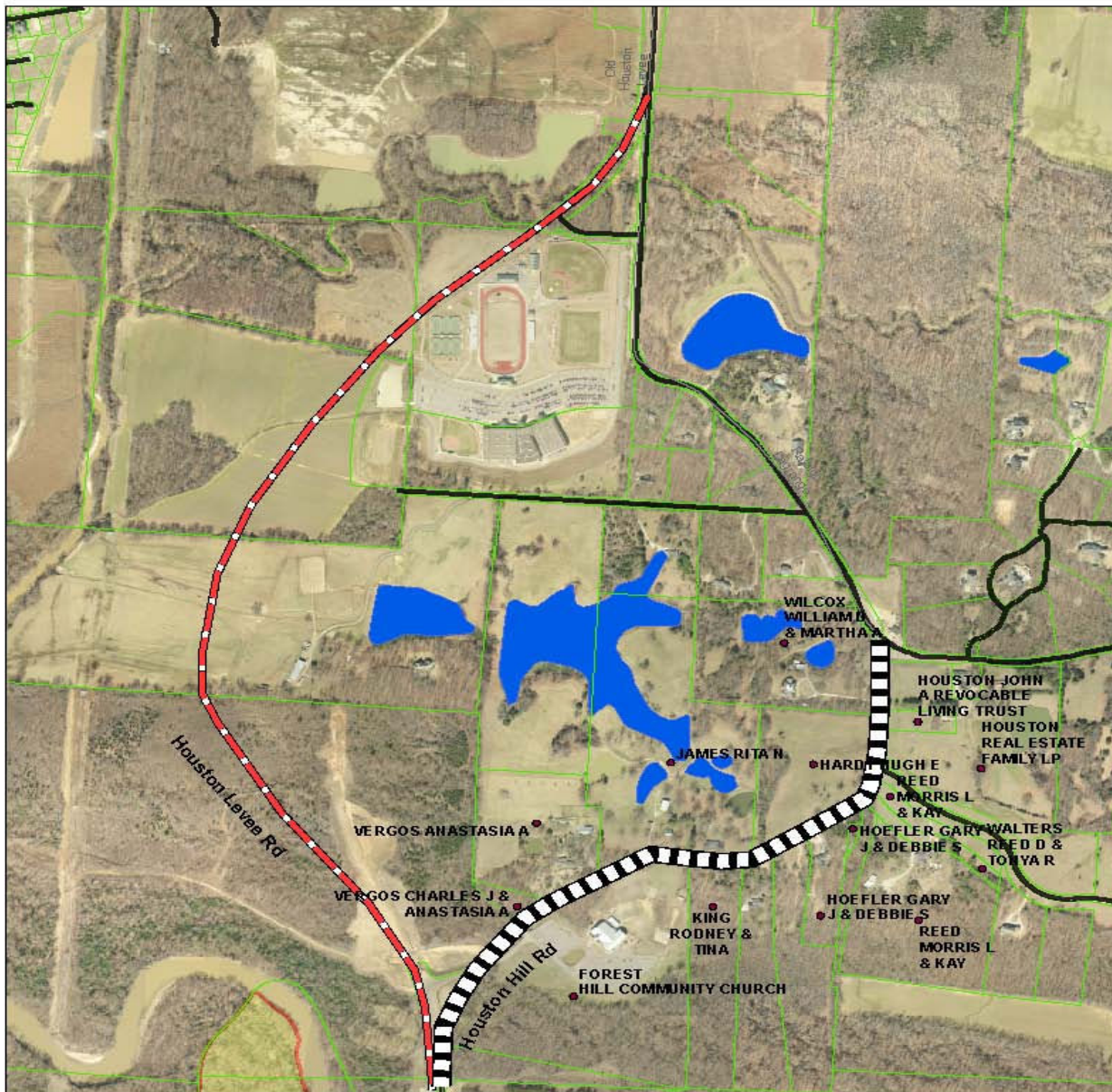
Renaming the street segment is a necessity to ensure public safety and delivery of services are not compromised.

Staff Writer: Chip Saliba

E-Mail: chip.saliba@memphistn.gov

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Street Name Change: Houston Levee Road to Houston Hill Road



Source: Shelby County Assessor
and Pictometry, Intl.
Map Date: 04/16/09
Produced by: ReGIS (901) 678.2470



0 230 460 920 1,380 1,840 2,300 Feet

STAFF ANALYSIS

The re-routing of Houston Levee Road via a newly-constructed road segment north from the Wolf River to Briarcrest Christian School was recently completed and opened to the public on May 5th. This has resulted in the street name "Houston Levee Road" being duplicated by two parallel road segments with the name north/south direction and within ½ mile of one another. In an effort to eliminate the potential of duplicate addresses, confusion to the motoring public and various delivery and emergency services, the County Engineer is recommending that the old street segment remaining from its intersection with the new street segment and extending north to Raleigh-LaGrange Road be renamed "Houston Hill" Road.

It appears approximately 20 property owners will be affected by the name change which will result in checks, stationary letterheads, and even some signs requiring change. Attached to this report are comments from some of these affected property owners that have been received by the Office of Planning and Development to date.

While acknowledging the consequences of such a change, ensuring public safety and the delivery of services is an overriding concern which leads to the necessity of this request. The change is therefore recommended for approval.

RECOMMENDATION: Approval subject to the following conditions:

1. The street name change shall take effect (thirty) days after approval by the County Commission.
2. The applicant shall be responsible for replacing all street name sign blades affected by this change and for all applicable fees charged by Memphis Light, Gas, and Water for address re-assignments.
3. The House Numbers/Address Assignment Section of Memphis Light, Gas, and Water shall notify the current property owners along the roadway segment of the name change and its effective date.

GENERAL INFORMATION

Planning District: East Central Shelby

Census Tract: 210.20

Municipal Annexation Reserve Area: Collierville

Intersecting Streets: Raleigh-LaGrange Road and Houston Levee Road

Zoning Atlas Page: 2160

DEPARTMENTAL COMMENTS:

The following comments were provided by agencies to which this application was referred:

County Fire Department:	No comments received.
County Real Estate:	No comments received.
City/County Health Department: comments	The Water Quality Branch has no concerning this street name change.
County Board of Education:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
AT&T/Bell South:	AT&T has no comments.
Memphis Area Transit Authority (MATA):	No comments received.
OPD-Regional Services:	No comments received.

County Conservation Board:	No comments received.
County Sheriff:	No comments received.
911 System:	No comment or objection.
Town of Collierville:	No objection.
Neighborhood Associations:	
Fisherville Civic Club: No comments received.	
Cordova Leadership Council: No comments received.	

SW-NRS

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From: Tim Magarahan [Tim@PaperTrading.com]
Sent: Tuesday, May 05, 2009 9:20 AM
To: Saliba, Norman
Cc: rjames40@comcast.net; 'Cindy Magarahan'
Subject: Case SNC 09-801CO Street Name Change to Houston Hill Road
Chip,

Since we will be unable to attend the Public Hearing on the above name change on the 14th, I would like to ask a question concerning the proposed action.

When a road has its name changed, are there any credits given toward property tax to the residences to help offset the costs of such a change? Signage and document changes can add up to the hundreds of dollars.

Thank you for your time,

Tim Magarahan
472 Houston Levee
Eads, TN 38028
901-821-0901 Fax 901-821-0903
Tim@PaperTrading.com

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Thank You.

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From: Rita James [rjames40@comcast.net]
Sent: Tuesday, May 05, 2009 3:44 PM
To: Saliba, Norman
Subject: FW: Case SNC 09-801CO Street Name Change to Houston Hill Road

I am sorry to hear of the plans to change the name of our road.
I am a widow and a senior person .
I have lived at 525 Houston Levee Rd since 1964

The change will mean that everything will need the address changed, including a brand new box of bank checks, that are not free. No way will I use all of the checks before the name change.

All this just after I got a new appraisal on my property tax.
With a limited income, this hurts.

Rita James
Rjames40@comcast.net